



# **PLANNING COMMISSION**

## **AGENDA REPORT**

MEETING DATE: JUNE 10, 2013

ITEM NUMBER: VI. 3

**SUBJECT:** PLANNING APPLICATION PA-12-25/ TENTATIVE TRACT MAP NO. 17509 FOR AN 8-UNIT RESIDENTIAL DEVELOPMENT AT 2519½ AND 2525 SANTA ANA AVENUE

**DATE:** MAY 30, 2013

**FOR FURTHER INFORMATION CONTACT:** MINOO ASHABI, AIA (714) 754-5610  
minoo.ashabi@costamesaca.gov

### **DESCRIPTION**

The proposed project involves an 8-unit two-story detached, residential development on a 0.708-acre site at 2519½ and 2525 Santa Ana Avenue (APNs: 43919242 and 43919241) north of Monte Vista Avenue. The project includes the following:

1) ***Design Review PA-12-25*** to construct an 8-unit, two-story detached single-family residential development, including the following:

- a. Variance from common lot requirement and establishment of a homeowners association;
- b. Variance from minimum driveway length (19 feet required, 16 feet proposed for two front units);
- c. Variance from rear yard setback requirement for first and second stories (10 feet required for first story; 20 feet required for second story; 4 feet proposed);
- d. Variance from parkway landscaping (2 feet proposed, 3 feet required)
- e. Administrative Adjustment to reduce the front setback requirement for main buildings (20 feet required, 15 feet proposed);
- f. Minor Modification to reduce the side yard setback requirement for main buildings (5 feet required, 4 feet proposed);
- g. Deviation from residential design guidelines related to second floor to first floor ratio (80% recommended, 92% proposed); and,
- h. Deviation from residential design guidelines related to second floor average side setback (10 feet recommended, 4 feet proposed).

2) ***Tentative Parcel Map No. 17509*** to subdivide a 0.708-acre parcel for an 8- unit fee simple residential development.

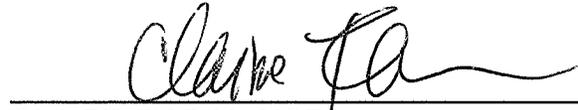
### **APPLICANT**

The applicant is Peter Zehnder authorized agent for the property owners, 2525 Santa Ana Partners LP.

**RECOMMENDATION**

The applicant has requested for additional time to prepare a final submittal. Staff is recommending that this item be continued to the June 24<sup>th</sup> meeting of the Planning Commission.

  
MINOO ASHABI  
Principal Planner

  
CLAIRE FLYNN, AICP  
Acting Development Svs. Director

Distribution: Director of Economic & Development/Deputy CEO  
Senior Deputy City Attorney  
Public Services Director  
City Engineer  
Transportation Services Manager  
Fire Protection Analyst  
Staff (6)  
File (2)

Peter Zehnder  
2525 Santa Ana Partners LP  
2554 Alton Parkway  
Irvine, CA 92606

John and Laurie Bushnell  
2519 Santa Ana Ave.  
Costa Mesa, CA 92627

Jessie Salem  
2516 Westminster Ave.  
Costa Mesa, CA 92627

Jeff Lassiter  
2520 Westminster Ave.  
Costa Mesa, CA 92627

Daniel Hoffman  
2524 Westminster Ave.  
Costa Mesa, CA 92627

Carleton Waters  
2530 Westminster Ave.  
Costa Mesa, CA 92627